

**Stone Creek (Flower Mound)
Homeowners' Association, Inc.
Meeting Minutes**

May 3, 2015



I. Call to order and Verification of Quorum

- a.) John Pittman called to order a meeting of the Board of Directors of the Stone Creek (Flower Mound) Homeowners' Association, Inc. at 7:01 PM on May 3, 2015 at Bur Oak Drive, Flower Mound, Denton County, TX. Such meeting met the requirements of both an Organizational Meeting and Regular Meeting per Bylaws sections 5.07 and 5.08.
- b.) Mr. Pittman noted that the meeting notice requirements were met where a Quorum was present, (3 of 5 Board Members) and that Board business could be conducted.

II. Roll call

- a.) John Pittman conducted a roll call. The following persons were present:
 - 1. Mr. John Pittman
 - 2. Mr. Fernando (Fred) Viera
 - 3. Mr. Luke Miller
 - 4. Larry Schafer (Arrived at 7:15 PM)
- b.) Not present:
 - 1. Mr. Matt Blackmon (Absent Family Illness)

III. Approval of minutes from last meeting

Mr. Viera moved to approve the last Board meeting minutes for September 7, 2014. Second Mr. Miller.

Mr. Miller moved to approve the last annual meeting minutes for April 23, 2015. Second Mr. Viera.

IV. Open issues

a) Nomination / Selection of Officers

- 1.) Mr. Pittman expressed willingness to continue serving as both President and Treasurer of the Association for the upcoming year. First motion Mr. Miller; second Mr. Viera. **Mr. Pittman appointed as both President and Treasurer for the Association for the upcoming year.**
- 2.) Mr. Pittman provided an overview of the responsibilities of Vice President and Secretary positions, and asked who might have interest in such positions. Mr. Viera expressed willingness to continue to serve as both Vice President and Secretary. First motion Mr. Miller; second Mr. Pittman. **Mr. Viera appointed as both Vice President and Secretary of the Association for the upcoming year.**

b) Committee Chair Appointments

- 1.) Committee Chair (Architectural Control) - Mr. Pittman provided an overview of the responsibilities of Architectural Committee (ACC) chair position, and asked who might have interest in such positions. Mr. Blackmon (via text prior to meeting), Mr. Pittman, and Mr. Miller expressed willingness to continue to serve as part of the ACC team. First motion Mr. Viera; second Mr. Miller. **Mr. Blackmon, Mr. Pittman, and Mr. Miller will work as an ACC team for the upcoming year.**
- 2.) Committee Chair (Yard of the Month Program) - Mr. Blackmon (via text prior to meeting) expressed willingness to continue to serve as Yard of the Month Chair. First motion Mr. Pittman; second Mr. Miller. **Mr. Blackmon is appointed as Yard of the Moth chair for the upcoming year.**

V. Other Business

a) National Night Out - Planning

- 1.) The NNO date is scheduled for Tuesday October 6, 2015.
- 2.) A Board Meeting has tentatively been scheduled for August 16, 2015 to discuss NNO planning and other items. A subsequent NNO planning subgroup meeting may be planned.

b) Neighborhood Garage Sales

The following dates are tentatively set for 2016 Neighborhood Garage Sales:

Friday/Saturday – April 22-23, 2016 – (Primary Spring 2016)
Friday/Saturday – April 29-30, 2016 – (Secondary Spring 2016)

Friday/Saturday – October 14-15, 2016 – (Primary Fall 2016)
Friday/Saturday – October 21-22, 2016 – (Secondary Fall 2016)

c) Stone Creek Newsletter

The next newsletter will be delivered by end of August 2015.

d) Stone Creek Website

Website documentation must be reviewed to ensure all documentation is up to date.

e) Upcoming Board Meeting and Annual Meeting Dates

The following dates are tentatively set for the next 2015 Board Meeting, the 2016 Annual HOA Meeting, and subsequent 1st Organizational meeting of the Board of Directors (BOD):

Sunday – August 16, 2016 – 7:00 PM (Board Meeting)
Thursday - April 21, 2016 – 7:00 PM (Annual HOA Meeting)
Sunday - April 24, 2016 – 7:00 PM (1st Organizational BOD Meeting)

f) Dues Collection Issues

The board reviewed the current outstanding dues collections list and has decided to authorize the full scope of collections remedies pursuant of the rules noted in the Collections of Assessment & Payment policy and Section 4.8 of the SSC III Decorations of Covenants Conditions and Restrictions for a property that is significantly past due (Account #19-0077).

A motion was made to vote to approve the Expedited Foreclosure and authorize Cornerstone AMS to move forward with the process.

First motion Mr. Viera; second Mr. Miller. **Unanimous approval of the board members present.**

g) Resident Suggestions

The Board discussed and reviewed two suggestions made by residents at the April 23, 2015 Annual Membership meeting.

One suggestion from a member was that we might save on postage if Cornerstone placed green courtesy CCR violation postcards in mailboxes of members or on the doors of homes vs. mailing them USPS. The Board affirmed initial guidance given at the Annual Meeting that USPS regulations do not allow anything to be placed in mailboxes, and that Cornerstone's insurance does not allow our Property Manager to leave her vehicle; therefore the suggestion could not be implemented. Additionally, Mr. Pittman noted that the courtesy cards have been effective in resolving a large number of CCR violations without escalation, and therefore the \$94 cost of mailing courtesy cards in 2014 was a reasonable cost of doing business.

The second suggestion was that the Board look into increasing member dues \$15 to \$20 per year and in exchange coordinate having our landscaping vendor mow the front yards of all homes in the subdivision at the same time our common areas are serviced. The Board determined that the dues increase would likely be much greater (10 to 15 times what was suggested) to perform the service and therefore the matter should not be pursued. The Board also noted that the HOA did not want to incur any additional collections risk, administrative resource to field complaints or inquiries, and most importantly assume any of the legal risks associated with performing this service.

VI. New Business

No new business.

VII. Adjournment

- a) Mr. Pittman asked if any other matters needed to be brought before the Board, and no other business was brought forward. **Mr. Viera made a motion to adjourn meeting; Mr. Miller second.** Meeting adjourned at 8:23 PM.
- b) Minutes submitted by: Mr. Viera
- c) Minutes approved by: Mr. Pittman